

RECORD OF PROCEEDINGS*Minutes of Meeting*

Plain Township Board of Trustee Meeting

The Plain Township Board of Trustees met in regular session at 8:00 a.m. at the Fire Station, 9500 Johnstown Road, New Albany, OH 43054.

Ms. Mollard called the meeting to order. Ms. Mollard led the Trustees in the Pledge of Allegiance to the flag.

Roll Call: Members Present: Kerri Mollard, Jill Beckett-Hill, and Hans Schell. Others present: Township Administrator Ben Collins, Chief Connor, Assistant Chief Eceleberry, Fire Marshall Sponaugle, Maintenance Supervisor Bob Pharris, and Finance Officer Courtney Rogers. Visitors present: Mike Durik.

ADDITIONS OR CORRECTIONS TO THE AGENDA

Ms. Rogers indicated that Resolution B1 is not listed on the agenda but that it is included in the board packet.

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$558,523.42.

Ms. Beckett-Hill seconded the motion. **Vote: All Aye. (Resolution 26021801)**

APPROVAL OF MINUTES

Ms. Mollard made a motion to approve the February 4, 2026 Board of Trustees Regular Meeting minutes. Ms. Schell seconded the motion. **Vote: All Aye. (Resolution 26021802)**

NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK

Mr. Durik thanked the Trustees for attending the city council meeting last night. There was a presentation on the Discover Card property project for the school district. Everyone thought that it is going to be a great asset to the community when finished. There are some concerns about parking and traffic, but those will be addressed. The rezoning for the fire station project was approved. And appointments to the CRAB, Sustainability, and Community Restoration Boards were made.

At the last city council meeting, Chip Fellows announced that he will be resigning his position, as he and his wife are moving to Florida. He expects to leave around May 2026. City Council will accept applications and review candidates to fill the position.

ADMINISTRATOR

Mr. Collins reported that he would be meeting with Superintendent Sawyers and the City Manager to discuss the existing vacancies on the McCoy board. The Township has one vacancy to fill.

The township published a request for proposals for the pool vending, items such as snacks and ice cream. The township has received one proposal so far. Pool staff are also working on the pool rental fee schedule. The average profit last year was \$100 per event. Staff are trying to increase it to \$330 per event.

Mr. Collins attended the MORPC Regional Policy Roundtable meeting with Mayor Spalding and Representative Lorenz yesterday. There was a lot of discussion about the proposed property tax amendment. Without property taxes, sales and/or income taxes would need to be increased. Mr. Collins stated that the sense is that the State House is not going to adopt a 15% state income tax. The State House could authorize local governments to adopt an income tax or allow counties to adopt increased sales tax. There are problems with both options. He also pointed out that there is no state that has zero-property tax. Mr. Collins reported that the large urban townships are meeting later this month and will discuss the best way to move forward as a collective voice.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260218A1. Be it resolved, that the Board of Trustees hereby approves an intergovernmental agreement with the Franklin Soil and Water Conservation District for the provision of technical and educational services for the calendar year 2026 as detailed in the attached agreement, in order to comply with the National Pollutant Discharge Elimination System permit then in effect, and authorizes the township administrator to execute this agreement for and on behalf of the Board of Trustees of Plain Township and to authorize payment to the Franklin Soil and Water Conservation District for the 2026 calendar year in the amount of \$2,670 and up to an additional \$500 in resident incentives, to be paid out of fund 1000-110-53060 (General – Contractual Services). Ms. Mollard seconded the Motion. Vote: All Aye.

Mr. Schell made a Motion to pass Resolution No. 260218A2.

Whereas, the Plain Township Board of Trustees has approved a pool management contract extension, including opening and closing, with SwimSafe Pool Management, Inc. for the 2026 pool season, in the amount of \$245,273 out of fund 2171-610-53060 (Pool – Contracts).

Be it resolved, to set aside and pay the March pool management payment in the amount of \$2,452 from fund 2171-610-53060 (Pool – Contracts) according to the attached schedule.

Ms. Mollard seconded the Motion. Vote: All Aye.

ZONING

Mr. Collins has reached out to the residents that expressed interest in the zoning board vacancies and explained the opportunity. There is a resident on Bevelhymer Road and Walnut Street that is concerned about the signage on his property at the new roundabout. The city seems to be

receptive to his concerns and is still figuring out final signage. The township continues to get questions about accessory dwelling units. Currently, the township's zoning does not allow for the accessory structures to be converted into dwelling units, and this would require a variance.

MI Homes contacted the township about a property in northern Plain Township. The development was contingent on a package treatment plant. The meeting was cancelled by MI Homes. The state has not approved a package treatment plant in very long time. There is a long-term maintenance issue with package treatments plans because they only have a 40-year life.

ROAD/MAINTENANCE

Mr. Pharris reported that Maintenance staff have been busy with funerals and dealing with the repairs to 39 2nd Street because of the water damage. He stated that the water lines are fixed and there seems to be plenty of heat coming out of the coffin ceiling now. Staff will finish framing a couple of soffits and get the restoration company in to finish the project. Mr. Collins shared that PureClean provided an estimate for the restoration work. OTARMA was agreeable to the amount. The township has a \$2,500 deductible. Mr. Collins is still waiting on an estimate from Waymakers, which is the mitigation company that initially came out. The tenant has requested to be back in the space by March 1st and asked for a credit for February's rent and utilities.

Mr. Collins also discussed property taxes on the rental spaces. The township is still incurring property tax on the lease space at 45 2nd Street even though it is not currently rented. If the township chooses not to rent the space, it can be converted into a tax-exempt space. Future tenants would be limited to 501(c)3 charities.

Ms. Mollard made a Motion to accept the tenant's request to credit the rent and utilities for the month of February. Mr. Schell seconded the Motion. Vote: All Aye. (Resolution 26021803)

Mr. Schell mentioned that the township should be able to submit the utility bills to OTARMA for reimbursement, as those utilities are usually higher because of the equipment and machines that are brought in for the remediation.

Mr. Schell made a Motion to pass Resolution No. 260218M1. Be it resolved, that the Plain Township Board of Trustees hereby authorizes the Plain Township Maintenance Superintendent to hire up to two summer seasonal maintenance employees, at up to \$20.00 per hour and not to exceed 1500 hours for 2026, to work April 1 to December 1 as needed. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

FIRE DEPARTMENT

Chief Connor shared that he has two resolutions on the agenda. The first is to sell the 2001 Fire Engine to the Delaware Area Career Center. The second is to hire Addison Ross as the final firefighter for the SAFER Grant hires. Addison will be required to obtain his paramedic license

within 24 months as a condition of employment. Chief Connor also discussed the possibility of a tuition reimbursement for the paramedic class.

Chief Connor had Fire Marshal Sponaugle attend the meeting to discuss the jobs that are outstanding. Chief Connor also discussed the need for a part-time employee to handle the overflow of the prevention team. The comparables on hourly rates are \$30-\$50 an hour. There will also be a start-up cost which includes a new vehicle, uniforms, and office equipment. He estimates approximately \$50,000 to get this position up and running. Mr. Schell inquired about whether the township has the ability to offset these costs with the inspection fees. Chief Connor explained that the township is communicating with West Licking and Monroe townships to make sure Plain Township's fees are in line with their inspection fees.

Fire Marshall Sponaugle presented the spreadsheet that he uses for every project, with all the submittals and dates noted. The process flow typically starts with a site plan review. Zoning and Engineering must sign off and then Fire signs off. Structural building plans review usually comes next. Reviews for fire alarms, sprinklers and fire pumps happen later. There are usually 4 or 5 categories of due dates. Fire Marshall Sponaugle is noticing that delays are happening because of software issues and communication gaps. Information is being shared outside of the portal. The city of New Albany is in the process of transitioning away from their current online portal to new software. Ms. Mellard would like to have a better understanding of where the breakdowns are happening so the trustees can communicate effectively with the city.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260218F1.

WHEREAS, the Plain Township Fire Department has received a new rescue engine and placed it into service, and is ready to dispose of the 2001 HME/Central State Fire Engine; and

WHEREAS, the Board of Trustees of Plain Township is authorized by Ohio Revised Code 505.101 to contract, without advertising or bidding, for the sale of motor vehicles to any political subdivision of the state; and

WHEREAS, the Delaware Area Career Center, a political subdivision of the State of Ohio, has expressed interest in and desire for this vehicle, which would be utilized by the Delaware Area Career Center for public use; and

WHEREAS, the Plain Township Board of Trustees has agreed to the sale of the 2001 HME/Central State Fire Engine to the Delaware Area Career Center by private sale under the authority of Ohio Revised Code § 505.101.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAIN TOWNSHIP BOARD OF TRUSTEES:

Section 1. The 2001 HME/Central State Fire Engine is declared to be surplus equipment no longer needed by Plain Township.

Section 2. The 2001 HME/Central State Fire Engine is authorized to be sold to the Delaware Area Career Center for the price of \$10,000.

Section 3. This Board of Trustees finds and determines that all formal actions of this Board concerning this legislation were taken in an open meeting of this Board, all in compliance with Ohio law including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution is declared to be in full force and effect from and after the earliest period allowed by law.

Mr. Schell seconded the Motion. Vote: All Aye.

Ms. Beckett-Hill made a Motion to pass Resolution No. 260218F2. Be it resolved to offer conditional employment to Addison Ross as a full-time Firefighter EMT Basic, at step 1, pending results from a background check and drug screen. Understanding that Firefighter Ross is currently enrolled in a paramedic program, continued employment is contingent upon successful completion of his paramedic program and national exam within twenty-four (24) months of employment. Unless otherwise modified by the board or trustees, failure to complete the program and pass the national exam within twenty-four (24) months of employment may result in termination for just cause. Ms. Mollard seconded the Motion. Vote: All Aye.

Ms. Mollard made a motion to amend the agenda to add resolutions 260218F3 and 260218F4.
Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 26021804)

Ms. Mollard made a Motion to pass Resolution No. 260218F3. Be it resolved, to pay Haines Enterprises up to \$35,000 for mechanical repairs to the 2010 Sutphen Engine, HS-4841, out of fund 2111-220-58024 (Fire-Repairs-Non-Routine).

**Haines Enterprises
8952 Township Road 304
Millersburg, Ohio 44654**

Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

Ms. Mollard made a Motion to pass Resolution No. 260218F4. Be it resolved, to pay Heritage Fire Equipment up to \$35,000 for upgrades and repairs to the 2010 Sutphen Engine, HS-4841, out of fund 2111-220-58024 (Fire-Repairs-Non-Routine).

**Heritage Fire Equipment
2162 Cloverleaf Street East
Columbus, OH 43232
info@heritagefireequipment.com
844-730-5100**

Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

FISCAL OFFICE

The January 2026 Bank reconciliation and month-end reports were presented.

Ms. Rogers explained the changes that were made between the Temporary Appropriations and the Permanent Appropriations. She also noted that she has not added anything for the SAFER Grant or the Fire Bond in her appropriations. She still needs to do some research on what funds can be used. This can be added later, and changes can still be made throughout the year.

Mr. Schell made a Motion to pass Resolution No. 260218B1.

**PLAIN TOWNSHIP BOARD OF TRUSTEES
FRANKLIN COUNTY, OHIO
RESOLUTION NO. 260218B1**

A RESOLUTION TO APPROVE PERMANENT APPROPRIATIONS FOR 2026

The Board of Trustees of Plain Township, Franklin County, Ohio, met in a regular session on the 18th day of February 2026, at the Plain Township Fire Station with the following members present:

- Mr. Mollard
- Mr. Beckel
- Mr. Schell

Mr. Schell moved the adoption of the following Resolution: **IT IS RESOLVED** by the Board of Trustees of Plain Township, Franklin County, Ohio, that to provide for the current expenses and other expenditures of said Board of Trustees, during the fiscal year ending December 31st, 2026, the following sums be and the same are hereby set aside and appropriated for the several purposes for which expenditures are to be made for and during said fiscal year as follows, to-wit: That there be appropriated from the SEVERAL FUNDS:

RECAPITULATION OF FUNDS	
1 GENERAL FUND	\$2,016,681.00
SPECIAL REVENUE FUNDS	
16 FIRE DISTRICT FUND	\$11,715,021.00
11 ROAD DISTRICT FUND	\$473,216.00
3 MOTOR VEHICLE LICENSE TAX FUND	315,500.00
5 GASOLINE TAX FUND	\$625,145.50
15 CEMETERY FUND	\$211,571.20
21 PERMISSIVE MOTOR VEHICLE TAX	\$180,000.00
14 POOL FUND	\$540,942.00
16 EMS FUND	\$717,000.00
FUND TOTAL	\$14,514,236.60
DEBT SERVICE FUND	
15. PG&I BOND RETIREMENT FUND	\$128,527.80
CAPITAL PROJECTS FUND	
11 CAPITAL IMPROVEMENT FINE	\$251,000.00
11C CAPITAL IMPROVEMENT POOL	\$0.00
FUND TOTAL	\$251,000.00
TRUST FUND	
17A TRUST FUND-PLRV	\$0.00
17B TRUST FUND-MAUSOLEUM	\$0.00
FUND TOTAL	\$0.00
GRAND TOTAL OF ALL FUNDS	\$15,091,105.40

Mr. Beckel seconded the Resolution and the roll being called upon by adoption the vote resulted as follows:

- Mr. Mollard YES
- Mr. Beckel YES
- Mr. Schell YES

Adopted February 18, 2026

[Signature]
Treasurer, Board of Township Trustees

THE STATE OF OHIO, FRANKLIN COUNTY, ss:

I, the undersigned Fiscal Officer of the Board of Trustees of Plain Township, Franklin County, Ohio, do hereby certify that the foregoing Annual Temporary Appropriation Resolution is true and correct from the original Resolution now on file with said Board, that the foregoing Resolution has been examined by me with the said original and that the same is a true and correct copy thereof.

Witness my signature this 18th day of February, 2026.

[Signature]
Fiscal Officer, Plain Township Fiscal Officer

Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

NEW ALBANY JOINT PARKS DISTRICT

No updates

THE NEW ALBANY COMMUNITY FOUNDATION

No updates

NEW ALBANY SUSTAINABILITY STAKEHOLDERS

No updates

NEW ALBANY PLAIN LOCAL SCHOOL BOARD

The Master Plan was reviewed at the last school board meeting. The groundbreaking is next week. All the projects were reviewed.

MCCOY CENTER FOR THE ARTS

No updates

NEW ALBANY CITY COUNCIL

Ms. Mollard stated that Council member Kasey Kist gave a nice review of the Rumpke Recycling Center.

OLD BUSINESS

Ms. Beckett-Hill reported that the fire station project had a first reading and the second reading will be March 3rd. The township is still waiting on the land donation, but it is in process and is being finalized. Mr. Collins noted that there is a planning team meeting later this morning. He also reviewed the proposed timelines with the bond team.

NEW BUSINESS

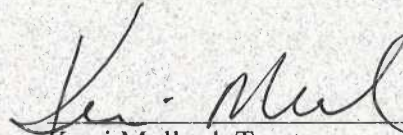
Mr. Schell reported that the New Albany Company has approved the design for the Food Pantry and will go in front of the Planning Commission for a variance soon. Things are on track for landscaping and screening.

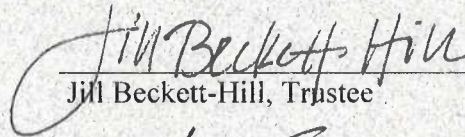
Mr. Collins reported that he received a request to provide funding for the sanitation services for Founders Day and to provide pool passes for the silent auction.

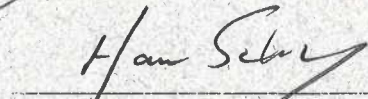
ADJOURNMENT

Ms. Mollard made a motion to adjourn the meeting at 9:25 a.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye

BOARD OF TRUSTEES:


Kerri Mollard, Trustee


Jill Beckett-Hill, Trustee


Hans Schell, Trustee


Bud Zappitelli, Fiscal Officer